

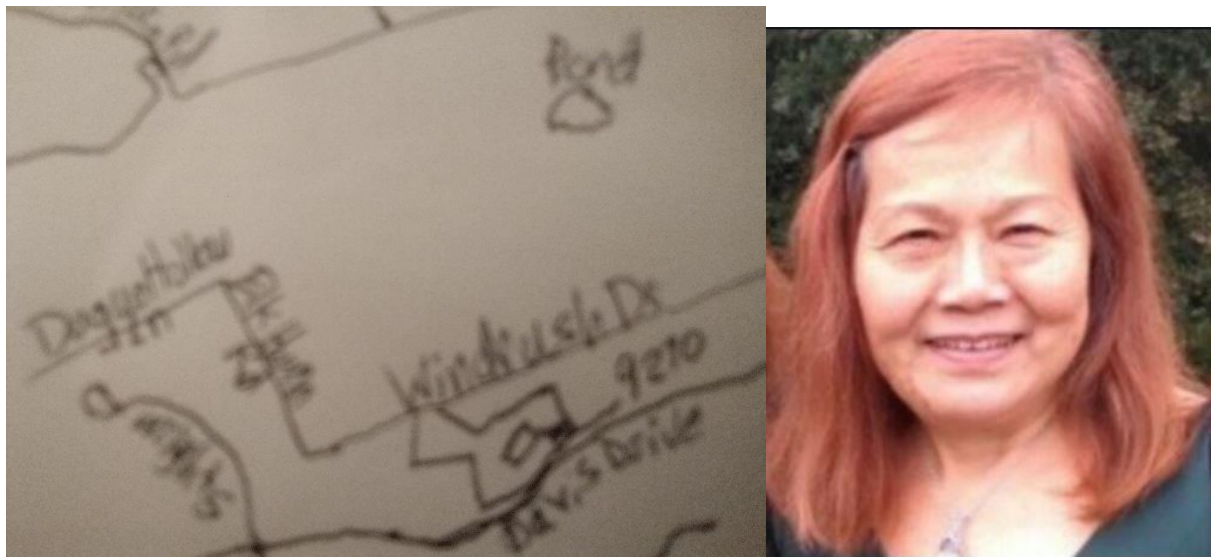
Timeline of Events-Narrative Story Format

May 11, 2021-I make a \$3994.00 payment to my condo click pay account to bring my account current.

May 2021-dark cold spots start appearing on the wall corners in the living room and bedroom, musty smell emitting from them begins. I discuss with Emily Lu, plan to move to her house in mid- to late June 2021 to avoid the inevitable flooding water damage from the internal pipes. This same spot had flooded twice previously on two separate occasions in the past.

May 30, 2021-I departed by train from Alexandria, VA to Everett, WA to move my possessions from my parent's house in Everett which was being sold.

June 3, 2021—while staying at my parent's new address in Everett Washington, I learn via phone call Emily Lu went missing, massive police search in progress in Fairfax County and beyond.



June 2021-I return to my condo the stench is unbearable from the water damage, I can't breathe effectively, headaches, itching eyes—I stay in a hotel and /or sleep in my car. I cannot move to Emily's house, so I decide to move to my parent's new house in Everett, Washington temporarily. I must leave my parents' house after two weeks due to 55 and older community rules, I also needed income to enable me to find an apartment in Kirkland, Washington due to the water damage in my condo making it unusable for me. I began applying for Seattle, Washington area jobs and I begin an apartment search.

July 2021-my monthly condo association fee account is turned over to the River Towers collections attorney and my click pay account access was blocked preventing me for making any more condo fee or special assessment payments.

July 2021-I returned to my condo, the musty air is much worse-so I sleep at Westin Hotel Alexandria or in my vehicle. I decide to move half of my furniture and possessions from my Condo to Kirkland, WA---\$7,000.00 cost. I then flew back to Seattle and go to my Kirkland Apartment application meeting and interviews for my security job. Next, I flew back to Alexandria, and I joined the search for Emily Lu. By now the stench from the water damage in my condo is unbearable—so I drive my vehicle across the country from Alexandria, Virginia to Everett, Washington. On July 26, 2021, Emily Lu's body was found by

police, she is deceased, and the suspect was arrested and is incarcerated and charged with her murder. I then moved my possessions out of Emily Lu's house into U-Haul truck—park truck at U-Haul facility and fly back to Seattle Washington.

July 30, 2021-August 2, 2021-I stay at Westin Hotel Alexandria, receive shipment of furniture from Maryland storage and move my possessions out of U-Haul truck into my condo. I cannot sleep in my condo due to water damage musty air. Early in August 2021, I fly back to Seattle, and I begin working at my security job in Lynwood, Washington and staying at my apartment in Kirkland, Washington.

September 28, 2021-I return to my condo to finish installation of furniture and final repairs for marketing it as a furnished unit up for rent.

<https://hoffint.com/>

I cannot complete this task due to extensive water damages in my condo. See pictures, work order and repair schedule mass email



Water Damage to Living Room, May 2021-September 28, 2021-Picture 1



Water Damage to Living Room, May 2021-September 28, 2021-Picture 2

From: FirstService Residential <Communications@mc.fsresidential.com>

Sent: Friday, February 25, 2022 9:12 AM

To: josephqrt@hotmail.com <josephqrt@hotmail.com>

Subject: River Towers - Insulation Project 6621-211

Good afternoon Joseph,

Insulation repairs to the loop system HVAC pipes in your unit will begin this Monday, February 28th for demolition. The insulation is failing, and these repairs must be completed prior to the cooling season. Each affected unit will go through the following steps:

- 1) Reston Painting and Contracting will perform demolition around the convectors and supply lines.
- 2) Fairfax Insulation Inc. will insulate the supply lines.
- 3) Reston Painting and Contracting will return to repair the plaster damages and paint (2 days).

Demolition Hours: 9 am - 5 pm

Insulation Hours: 8 am - 5 pm

Painting and Plaster Hours: 8 am - 5 pm

Please arrange for five feet of clearance around the convector in your bedroom, as it will be necessary to perform work. Pets must be secured in a room that contractors do not need access to in order to complete the work. Demolition holes will be covered or tarped when not in use until repairs are complete. If you have custom paint, please provide the Association Office the paint code to provide to the contractors. If no code is available, the contractor will paint match.

Due to the size and intricacy of this project, scheduling accommodations are unfortunately not available. If you will be home during that time, please respond to this email stating so, otherwise maintenance will allow access with the key we have on file.

We thank you for your patience and understanding during this project, and we especially thank those who have been patiently waiting while we investigated how to best address the issue of the failing insulation.

Have a nice day!

Unsubscribe

You are currently subscribed as josephqrt@hotmail.com. Please click here to [Unsubscribe](#) if you no longer wish to receive email notifications, or click here to [manage your communication preferences](#).

[← Reply](#)

[→ Forward](#)

Mass Email-Repair Schedule, ref, September 28, 2021, Flood incident.



noreply.dcmetro@fsresidential.com

To: You



Tue 9/28/2021 8:30 AM

FirstService Residential

9/28/2021

WORK ORDER

The following **work order** has been created:

Workorder No.: 1120

Property /
Department: River Towers Condominium UOA

Unit / Area: 6621 Wakefield Dr Apt 211,
Alexandria, VA 22307

Requested By: JOSEPH HOFFMAN
(703) 765-7324?
9375825339
josephqrt@hotmail.com

Progress Code: Received

Description: I noticed that the third instance of flooding occurred in my condo bedroom and living room in the same spot it occurred last time. Do Not Lock the Main Door Handle lock on the Unit 211 main door because there are no keys for this door handle lock.

Forwarded By: Lauren Herbert

Question:

Answer:

Professionally Managed by FirstService Residential

River Towers Condominium Work order 1120, for the September 28, 2021, Flooding incident.



Water Damage to Bedroom Room, May 2021-September 28, 2021-Picture 1



Water Damage to Living Room, May 2021-September 28, 2021-Picture 2



Water Damage to Living Room, May 2021-September 28, 2021-Picture 2



Water Damage to Living Room, May 2021-September 28, 2021-Picture 3

September 30, 2021, I return to Seattle Washington.

December 2021-I begin my temp IT job in Seattle, Washington, which was scheduled to end on May 23, 2022, I planned to begin moving back to my condo in late May 2022 ending by late June 2022—because by then my temp IT job in Seattle would have ended and my Kirkland Apt. lease was over on June 21, 2022.

December 2021-March 2022 I take several trips from Seattle WA back to my Condo, Belleview VA 22307 to check on it.

May 31, 2022-Memorial Day Weekend I fly to DC and return to my River Towers Condo to prepare to move back in, and it flooded again, on or about May 31, 2022, with water damages in the bedroom wall corner—creating musty air, which hurt my lungs and eyes and forced my departure again. See the following, inserted pictures and work order showing this latest water damage that occurred on May 31, 2022.

River Towers Condominium UOA
Phone: 703-768-3800
Fax:
Work Order #: 1741

Unit/Common Area

Location: 6621 WAKEFIELD DR #211, Alexandria, VA 22307
Owner: JOSEPH HOFFMAN
Unit Phone: (703) 765-7324?
Cell Phone: 9375825339
Email: josephqrt@hotmail.com
Requested By
JOSEPH HOFFMAN on: 6/2/2022 7:05:54 PM EST
(703) 765-7324?

Details

Category: Water Leak
Mgmt. Staff: David Mosher
Phone:
Fax:
Email: David.Mosher@fsresidential.com
Created On: 6/2/2022
Service Area:
Assign To:
Vendor:
Completed On:
Completed By:
Amount: \$0.00
Permission To Enter:

Requested Completion Date

Status	Priority	Progress Code
Open		In Process

Description

Work to be completed: On 6/1/22, Resident/Owner reported water stains on his bedroom wall. His unit was on the Master Insulation list, and ceiling was opened, pipes above were re-insulated.

History Items

Date	History Type	User
6/2/2022	Work Order Update	David Mosher

Description: 6/1/22. At 3:45 pm, on 6/1/22, David went by the unit. Resident said it wasn't a active leak, no water running down the wall. We scheduled for me to inspect tomorrow, 6/2/22.

Date	History Type	User
6/2/2022	Work Order Update	David Mosher

Description: 6/2/22. David went to the unit around 10:45 am , to inspect the bedroom wall. Resident was getting ready to leave town , ask me to come back after 1:00 pm. I did gain entry into to bedroom to look at the reported water stains. There were a few stains on the bedroom, left side wall up high. I'll go back later to inspect with the moisture meter and to photograph all stains . Then if moisture is present, I'll see if Jake wants me to open a section of the wall. To inspect the closed loop pipes.

Date	History Type	User
6/3/2022	Work Order Update	David Mosher

Description: Inspected bedroom wall. Some moisture present, some paint/plaster cracked. David to contact Paul Davis co. To inspect.

Date	History Type	User
6/3/2022	Work Order Update	David Mosher

Description: Opened part of the bedroom wall that had staining and bubbling paint. Opened up enough of the wall to make sure the convector lines above the ceiling were re-insulated . Looks like there may be one small drip at a section of the new insulation. Was not very humid or hot today. So was hard to really see any positive leaking. Placed cardboard over the wall opening, left a entry form explaining I would be back next week to continue inspection.

Date	History Type	User
6/9/2022	Work Order Update	David Mosher

Description: 6/9/22. David re-inspected the bedroom wall that had some moisture damage last week. Already had opened the wall to inspect the convector pipes above, but again today, there is no humidity outside and the temperature is only about 77 degrees. Will open up the wall and part of the ceiling tomorrow, 6/10/22. To pinpoint the exact area that the moisture is coming from.

Date	History Type	User
6/14/2022	Work Order Update	David Mosher

ID:128875

Warrant in Debt River Towers Condominium Association vs. Joseph M Hoffman



Water Damage Bedroom-May 31, 2022 Pic 1

May 30, 2022-June 3, 2022-I returned to my Riv



Water Damage Bedroom-May 31, 2022 Pic 2



Water Damage Bedroom-May 31, 2022 Pic 3



Water Damage Bedroom-May 31, 2022 Pic 4



Water Damage Bedroom-May 31, 2022 Pic 4



Water Damage Bedroom-May 31, 2022 Pic 5

Damages and Expenses

Moving House furnishings and furniture from, 6621 Wakefield Drive, Apt, 211. Alexandria VA to 11415 Slater Ave NE, Kirkland Washington 98033: \$7,000.00

Rent and Parking Expense at Kirkland Apt, which I had to live in because I could not live in my water damaged musty air condo: 1,700.00 x 14 months (June 26, 2021, to August 31, 2022, lease is now month to month because of new water damages to condo on May 31, 2022, which are still not repaired) = \$23,800.00

Lost rent potential: May 2021 to May 2022: $\$1,475.00 \times 12 = \$17,700.00$

Lost Wages, for time I had to take off to manage water damaged condo: Securitas job and Lancesoft job: \$2,500.00

Travel (airfare, rental vehicles, fuel, milage): \$3,000.00

Hotels: \$1,579.99

Total: \$52,579.99